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Offers Over

£185,000

2 Sighthill Gardens

Sighthill | Edinburgh | EH11 4NN

Stylishly presented, this impressive three-bedroom lower villa enjoys a peaceful setting within the ever-popular Sighthill area. Ideally positioned close to superb local amenities, and convenient transport links, the property is perfectly suited to first-time buyers, couples, or growing families seeking a move-in-ready home with outdoor space and private parking.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



Description

The welcoming entrance hallway provides excellent storage options and leads through to a bright and inviting lounge/diner. This attractive living space features a modern media wall with an electric fire, open shelving, and LED ceiling lighting, while French doors provide direct access to the rear garden – ideal for family living or entertaining. The well-equipped kitchen enjoys a dual aspect for excellent natural light and is fitted with a range of integrated appliances, partial splash paneling, and ample cabinetry for storage. There are three bedrooms in total, including a good-sized rear double with a freestanding wardrobe (to be included in the sale). Bedrooms two and three are both front-facing singles, currently divided by a partition wall – offering flexible use and the option to easily revert back to a spacious double bedroom if desired. A sleek contemporary shower room completes the accommodation, finished with partial tiling, a tiled floor, a walk-in rainfall shower, and a heated towel rail.



Further benefits include gas central heating & double glazing throughout.

Gardens & Parking

Externally, the property benefits from a lovely rear garden featuring a wooden deck and lawn, providing the perfect spot to relax or entertain. To the front, a private double driveway offers off-street parking for two cars.

Extras

Selected fixtures and fittings, including; integrated hob, oven, extractor hood, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

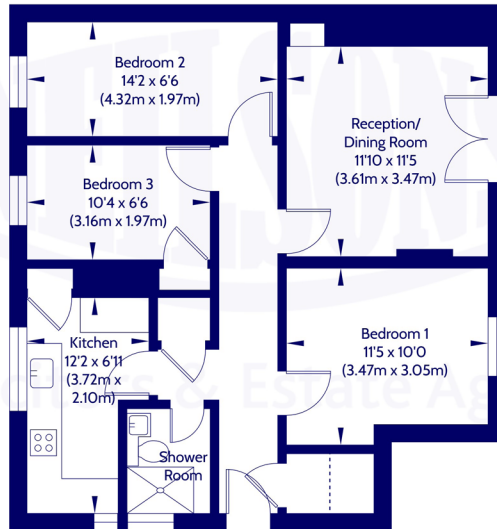
The property is situated in a well-established residential area in the western part of Edinburgh, benefiting from a wide range of local amenities that cater to daily needs and lifestyle conveniences. The area offers a variety of retail outlets, with easy access to Hermiston Gait Retail Park and the Gyle Shopping Centre. For leisure and fitness, the nearby Wester Hailes Education Centre provides excellent recreational facilities such as a swimming pool, badminton courts, and squash courts. Families are well served by local schooling, with both primary and secondary schools located within comfortable walking distance. The area also enjoys excellent transport links, with frequent bus services connecting to the city centre and surrounding districts. Additionally, the Edinburgh City Bypass is located just moments from the property, offering quick and convenient access to the wider road network—ideal for commuters and those travelling further afield.





Approx. Gross Internal Floor Area 62 Sq M / 668 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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